

**CBJ DOCKS AND HARBORS BOARD**  
**REGULAR BOARD MEETING MINUTES**  
**For Thursday, June 28th, 2018**

I. Call to Order

Mr. Donek called the Regular Board Meeting to order at 5:01 pm in the CBJ Assembly Chambers.

II. Roll Call

The following members were present: Weston Eiler, Don Etheridge, Bob Janes, David Lowell, Mark Ridgway(via phone 5:10 pm), David Seng, Budd Simpson, and Tom Donek.

Absent: Robert Mosher

Also present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, Dave Borg – Harbormaster, Matt Creswell – Deputy Harbormaster, and John Osborn – Harbor Operations Manager.

III. Approval of Agenda

**MOTION By MR. SIMPSON: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

Motion passed with no objection.

IV. Approval of May 30<sup>th</sup> Strategic Retreat Board Minutes, May 31<sup>st</sup> Regular Board Minutes and June 8<sup>th</sup> Special Board minutes.

**Hearing no objection, the May 30<sup>th</sup> Strategic Retreat Board Minutes, May 31<sup>st</sup> Regular Board Minutes, and June 8<sup>th</sup> Special Board minutes were approved as presented.**

V. Public Participation on Non-Agenda Items

Levon Alexander, Juneau, AK

He said he is here to talk about the vessel disposal fee. He said he needs to dispose of his vessel and he has paid approximately \$1800 in disposal fees and he wants some assistance in getting rid of his boat. He is asking the Board what is going on with that?

Mr. Borg said he brought Mr. Alexanders request to the last OPS/Planning meeting and there was some discussion about this topic. After the meeting he talked to Mr. Alexander and explained the situation and he is here because he is not happy with not getting any help with the disposal of his vessel. Mr. Borg said he explained that the \$.25 per foot vessel disposal fee is basically a fine because you do not have insurance on your vessel. It is a pot of money that is used on vessels that need to be disposed that people have abandoned.

Mr. Donek asked if Mr. Alexander was objecting to the \$.25 surcharge?

Mr. Alexander said no not necessarily but for me to haul my vessel to the dump it would cost about \$1800 and he has paid \$1800 over the years just for this kind of thing. What is the point of paying this fee in the first place if he is not able to dispose of his vessel when it is necessary and it is necessary in this case because it is a wooden vessel 50 years old. He said he could take it and

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put it on the grid and chop it into pieces and put it in Docks & Harbors dumpster. It is a lot more work and he will do that if that is what he needs to do.

Mr. Donek asked if he is asking Docks & Harbors to pay the \$1800 to dispose of his vessel.

Mr. Alexander said he is because he paid the fee. If Docks & Harbors doesn't pay for the disposal, what did he pay the fee for? He paid this fee for years and assumed it was vessel disposal if necessary.

Mr. Simpson said the Board instituted this \$.25 cents fee for those vessels that were uninsurable in lieu of insurance. The name "vessel disposal fee" is not totally accurate for what the purpose of this fee is. Essentially this was to create a fund to indemnify the department in case a derelict vessel sank in the harbor and it didn't have insurance and the Harbor Department had to take care of it. The issue is the name of the fee.

Mr. Donek said this is not a fee paid to Docks & Harbors so they can dispose of your vessel.

Mr. Janes asked if the revenue collected from this fee runs in the red or black?

Mr. Borg said he has disposed of approximately 15 boats this year at about \$120,000. We are in the red. This fee brings in about \$16,000 per year and we go through that quickly. The boat we have to dispose of is lost revenue.

Mr. Donek said to Mr. Alexander that this is not a fee Docks & Harbors is going to use to dispose of his boat and it is his problem.

Mr. Alexander said than you should rename the fee. If this is a penalty for not having insurance than that should be the name.

Mr. Donek said the name change is something the Board should discuss at a future OPS/Planning meeting.

5:10 Mr. Ridgway joined the meeting.

#### **VI. Special Order of Business**

Mr. Uchytel presented a certificate to Mr. Raymond for responding to a 3 am fire on the sailing vessel Amber in Aurora Harbor on May 3rd, 2018. He called authorities to report the fire, made sure no one was on the vessel, and then collected four large fire extinguishers to attack the blaze. His quick response resulted in extinguishing the fire even before emergency personnel arrived on the scene. This saved the vessel from further damage and also adjacent vessels and our harbor floats infrastructure.

#### **VII. Consent Agenda**

- A. Public Requests for Consent Agenda Changes – None
- B. Board Members Requests for Consent Agenda Changes –  
Mr. Simpson Recused himself from #1 Direct Negotiation Sales Agreement.

#### **C. Items of Action**

- 1. Direct Negotiation Sales Agreement.

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RECOMMENDATION: THE ASSEMBLY PROVIDES AUTHORIZATION TO COMMENCE DIRECT NEGOTIATIONS TO ADVANCE A PURCHASE AND SALES AGREEMENT WITH ARCHIPELAGO PROPERTIES, LLC IN ACCORDANCE WITH 53.09.260(A).

#### 2. Visitor's Center Kiosk

RECOMMENDATION: TO DIRECT STAFF TO ADVANCE THE FINAL DESIGN OF A NEW VISITOR'S CENTER KIOSK.

#### 3. Auke Bay Boatyard – Appraisal

RECOMMENDATION: TO ACCEPT THE AUKE BAY BOATYARD APPRAISAL

**MOTION By MR. ETHERIDGE: TO APPROVE THE CONSENT AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

Motion Passed with no objection.

### VIII. Unfinished Business –

#### 1. Transportation Staging & Open Space Deckover Project Review

Mr. Simpson recused himself from this topic.

Mr. Gillette showed a power point presentation update on the Archipelago property waterfront improvements and cost estimates provided in a separate handout.

Board Questions-

Mr. Etheridge asked when this would go before the Assembly?

Mr. Uchytel said July 11<sup>th</sup> is the Committee of the Whole meeting. PND will provide other drawings for the presentation to the Assembly. He said there are a lot of things that need to fall into place to make this work, funds transfer from 16B, authorization from the Assembly for direct negotiations for land sale, finalize the Purchase And Sale Agreement (introduced at the July 23<sup>rd</sup> Assembly meeting and action item on August 13<sup>th</sup> meeting), other requirements from the planning commission, and we also need to get a conditional use permit.

Mr. Seng asked about the 16' x 144' canopy structure in the staging area in the plan if it was drawn to scale? Is the canopy envisioned to be a space that buses would pull under and how tall is the canopy structure going to be?

Mr. Gillette said the vehicles that are going to use this lot are the airporter type buses. The canopy at the CT lot is high enough that when a motorcoach pulls up it is above the motorcoach. We are not at that level of design but it will be enough that they won't hit it but also get as much protection as possible.

Mr. Seng asked what the use of a tower on the covered shelter design would be?

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Mr. Gillette said the original idea was that it would attract people and it would act as a gateway, but we are not sure if we will have a tower. Again, we have not gotten to that level of detail yet.

Mr. Seng said with a project of this magnitude, he wants to make sure that things that can be reduced without reducing the overall utility or appearance or overall attractiveness of the area are.

Mr. Lowell asked if PND considered an open cell type structure above the existing timber wharf.

Mr. Gillette said yes. We did look at the open cell concept and one of the concerns was if the soil underneath would hold it. This would take some extensive geotech work and we didn't have the funds available. It was decided the decking and piling would be easier and awash in terms of cost.

Mr. Janes said there is going to be a lot of requests for the timber deck open space for commercial use and that will need to be addressed in the future.

Mr. Gillette said when the Urban Design Plan was developed, public open space was at the top of what the Board and public thought was important. The development proposed by Archipelago is a dense commercial development and one of the attractions is people coming through the site and feeding this commercial area. They are providing spaces in their area for incubator businesses which people have said is important. It is like what is currently on the Archipelago lot. The difference is businesses will not be allowed to put up a plywood shack and visqueen. The small buildings will be developed within the complex to rent out. He said everytime staff has promoted commercial use of Docks & Harbor property, we have heard from other business owner that we should not be competing with private businesses. Archipelago property wants that inserted into the PSA that we will not develop commercial enterprises competing directly with them. They want to see a waterfront attraction that will help to bring people downtown in the off season. This area may be a space for street performers. The idea is to create a town center.

Mr. Ridgway said he does not think the open space and the incubator businesses which are about 6' x 6' in this design what the public envisioned.

Mr. Gillette said the incubator spaces are 10' x 10' and that is pretty close to what some of the buildings are currently. Morris is also planning on adding space inside the buildings.

Mr. Ridgway said he would not say that the deck over and incubator space in this plan match what people envisioned as open space or the incubator space when they voted on these.

Mr. Eiler asked what the net land trade is for this project?

Mr. Gillette said he doesn't know exactly. Based on the appraisal we are in the \$2M dollar range.

Mr. Uchytel said CBJ owns .4 acres and Archipelago owns 1.2 acres. The assessed value of the Archipelago property two lots is approximately \$9.5M.

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Public Comment-

Kirby Day, Juneau, AK

He said when the City began the 16B project, he came to the Docks & Harbors and said the project was great but there needed to be a more efficient way to move people off the waterfront because of the larger ships. This transportation aspect fits what has been talked about for the last seven years. Everyone knew we would need some kind of transportation hub. There is about a 7% increase this year and 12% increase next year. The Morris Communication piece of this project is ideal. There has been a dirt lot there for 30 years. There concept with a free flow through will take a lot of pressure off downtown sidewalks and the seawalk. He believes it will spread out the impact of the additional passengers and be a really good development. He asked if there was any plan for the side of the parking garage? He suggested a mural.

Mr. Eiler asked if the parking area in this plan meets TBMP and the operators general needs? Is the B-zone parking all we should be looking at or are there other trends on the horizon we should know about?

Mr. Day said he believes it does meet the needs of TBMP moving the people quickly and efficiently and not having a back up of vehicle traffic because there isn't enough space to get to the people. In terms of the space, Docks & Harbors staff has talked to the transportation companies and because of the bus size changes, airporter style busses will fit in this space but they hold about 22 passengers so the regulation will need to be changed to allow a 22 passenger bus in a B-zone area. He thinks this will be good.

Board Discussion/Action

Mr. Donek asked staff what motion is needed from the Board?

Mr. Uchytel said the Assembly authorized to move forward with \$200,000 and bring back a cost estimate for the project. This is the cost estimate. He would like the Board to approve the general direction. There is still a lot more to be worked out, but we are not there yet with the resources we had.

Mr. Seng commented to focus on the investment and the overall result rather than get over focused on \$20M for some parking and deck. He recommends moving this forward to the Assembly for review and approval.

Mr. Janes said he is aware of the need for parking. He recommends staff move forward and prepare for Assembly presentation.

Mr. Eiler suggested to tighten up the numbers more before staff takes this to the Assembly. Even if it is just adding land acquisition costs breakdown. He commented to maybe put the Juneau Memorial on the barren side of the parking garage.

**MOTION By MR. ETHERIDGE: TO DIRECT STAFF TO MOVE FORWARD TO THE ASSEMBLY WITH THE TRANSPORTATION STAGING AND OPEN SPACE DECK OVER PROJECT REVIEW AND ASK UNANIMOUS CONSENT.**

Mr. Simpson abstained from this item.

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Motion passed

2. Marine Park – Taku Uplands Improvement – Transfer Authorization

Mr. Simpson recused himself from this item.

Mr. Uchytel said staff wants to move money left over from the 16B project into another CIP project, Marine Park to Taku Uplands Improvements. The difference from the memo that went to the OPS/Planning Committee is paragraph three which was added to suggest that this project is not new and has been around for nearly a decade. Staff asked the Assembly to purchase the Archipelago property back in 2012.

Board Questions-

Mr. Ridgway asked what the asking price was for the Archipelago property in 2012?

Mr. Gillette said it was around \$11M.

Mr. Ridgway asked if the City was offered the entire property for \$11M?

Mr. Uchytel said over the years there has been portions purchased but because of the 16B project and the Seawalk, there was never a serious offer made for purchase that he is aware of.

Mr. Ridgway asked if there is a plan B to purchase the whole property?

Mr. Uchytel said if the major development fell apart, we could maybe purchase Lot Two to develop but it has not been discussed because staff has been focused on developing both lots concurrently with the retail side and public purpose side.

Public Comment-None

Board Discussion/Action

MOTION By MR. ETHERIDGE: TO RECOMMEND THE ASSEMBLY PWFC TRANSFER OF \$3,310,000 FROM CRUISE BERTHS CAPITAL IMPROVEMENT PROJECT (H51-101) TO THE MARINE PARK – TAKU UPLANDS IMPROVEMENT CIP (H51-116) AND ASK UNANIMOUS CONSENT.

Mr. Simpson Recused himself from this topic.

Motion passed

3. Purchase & Sales Agreement – Transportation Staging & Deckover

Mr. Simpson Recused himself from this topic

Mr. Uchytel said with receiving the updated costs on this project yesterday, he continues to work on this item with the Finance Director to make sure Docks & Harbors has enough funds to move this forward. He received comments from the Archipelago group about their position on the construction of the retaining wall and the site preparation of the uplands by CBJ. Their position is they are allowing CBJ to mobilize from the uplands as a construction easement as opposed to requiring CBJ to use a mobile marine crane will result in a certain amount in

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savings not having to construct from a barge. The Archipelago group can argue that they have been somewhat harmed in their design efforts because CBJ has expanded the footprint making the bus staging larger requiring their development to go from three buildings to two buildings and will lose approximately \$150,000 in the year we construct our portion due to the loss of leases with the food vendors. They will also argue with allowing the public portion to go first it will delay revenue producing retail space. They could lose approximately \$1M in revenue by the delay allowing CBJ to construct first. This is also being reviewed by CBJ Law.

#### Board Questions-

Mr. Eiler asked if the property lines in the exhibits are still being defined?

Mr. Uchytel said Horan & Company, our term contract appraiser, will need to look at the property lines and review the Purchase and Sale Agreement to see how that affects the revalue. This needs to be complete before the meeting with the Assembly so we have a good understanding of the appraised value. Mr. Horan will be in Juneau tomorrow to look at CAD drawings of the wall to see how it affects the uplands and tidelands value of the property.

#### Public Comment-None

#### Board Discussion/Action

Mr. Donek asked Mr. Uchytel what action he needed from the Board?

Mr. Uchytel said none at this time.

Mr. Eiler said it is important to drill down into this Purchase Agreement in terms of the language and not just the cost shares and the building. Next time this is discussed he would like CBJ Law in attendance and talk about future improvements on the public portion of this project. The current draft put forward gives the Archipelago properties preemption over any future use that the City has on our own land. He believes this concept needs vetting before it is recommended.

#### No Motion

Mr. Simpson Recused himself from this topic.

#### 4. LUMBERMAN Update

Mr. Uchytel said Aaron Timeon is here from DNR to meet with the Board and give the DNR position on dealing with abandoned derelict vessels on their jurisdictional land. Mr. Uchytel said he was on Action Line yesterday and when asked about the Lumberman, he said the position he is taking is jurisdictions matter and there is a reason why there is State, Federal and local jurisdictions which is how our society is set up. Right now, the Lumberman is not in our jurisdiction, there is still an owner, and it is currently resting on DNR land.

Aaron Timeon, works at DNR in the Division of Mining, Land and Water (DMLW) in the Southeast Region in the Land Office.

He provided the Board with some history of the Lumberman;

The Lumberman is 107' steel hull vessel with a net tonnage of 130 Tons. The vessel was moored on CBJ Tidelands. CBJ contacted the former owner directing them to move the

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Lumberman. The Lumberman transferred ownership in 2017 and again CBJ Docks & Harbors directed the owner to relocate the Lumberman off its tidelands. The US Coast Guard assessed the vessel in 2017 and they confirmed that this vessel was an eminent and substantial threat to pollution and they contracted Global Diving to remove the pollutants. On May 12<sup>th</sup>, the Lumberman broke free of its moorage from CBJ Tidelands and now is on state lands. He said he had a meeting in May with the Harbormaster and the Coast Guard. The Coast Guard does not see this vessel as an immediate emergency nor a hazard to navigation where it sits so they are out of the loop now as trying to deal with this. Additionally they don't have a vessel capable in Juneau to control the Lumberman if it starts drifting again. Sitting on state owned lands it only has one anchor left. It had two when it was on CBJ tidelands. With only the one anchor, it rotates and twists. If this breaks, the Lumberman will be set free and can be a wrecking ball. The Coast Guard can't respond to it because they don't have a vessel capable to handle the vessel size. The Lumberman poses a threat to infrastructure in and along the channel including, DIPAC, Petro Marine, the bridge and any other vessels anchored out in the channel as well as the breakwater and the Harbor. The Lumberman has a slow leak and oily bilge with a couple of feet sitting in it and no pump actively running to keep the water out. The Lumberman has no engine and is basically slowly sinking. DMLW has been unsuccessful with attempts to communicate with the individual owner of the vessel. The Lumberman will likely sink or move at some point because of the tidal effects. Mr. Timeon said DNR does have a current estimate to move the vessel and dispose of it from Channel Construction at \$200,000. This is cheaper than if the vessel were to sink. The Tug Challenger was a similar size tug with a wood hull and the Coast Guard paid \$1.7M to lift and dispose of it. DMLW Southeast Region Land office does not have the funds to remove and dispose of this vessel. We are looking into funding sources for removal and disposal of this vessel but there is nothing firm on this. DMLW sees this as more than just a state issue. This is a vessel that poses a threat to infrastructure in and along the channel. It has the potential to break free and drift anytime. We request the Board look at their budget and see if there is any funds or resources they could apply toward the removal and disposal of the Lumberman. Maybe this could include a request to the Assembly for funds.

#### **Board Questions-**

Mr. Seng said we all understand tight budgets and not having money ear marked for unplanned events. He understands DMLW's position to ask the City for help however, the reverse question is when the Lumberman was on CBJ lands and we knew there was an issue that needed to be addressed, would it have made sense for CBJ to come to the State of Alaska and say that the Lumberman could be a problem and could end up a DNR problem and would you guys like to participate and help CBJ pay for remediation of this problem.

Mr. Etheridge asked about the Liability. If Docks & Harbor finds some money and contributes, who still has the liability if the owner comes back after it is destroyed and says that was a \$2M dollar boat and wants paid for it?

Mr. Timeon said currently the ownership remains with the owner or responsible party. If DMLR does go the route of removal and disposal, we would take possession of the vessel. We would trespass it and do the 30 day notice process.

Mr. Etheridge asked if at that time DMLW would have the liability.

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Mr. Timeon said that is correct.

Mr. Eiler said the comment if it breaks free and is floating, what is the response?

Mr. Borg said who makes the call? If it is a danger to the waterways and infrastructure, it is a Coast Guard issue but what do we do now? He has nothing capable to tow the Lumberman. When this came about before, he told the Coast Guard he has no place to put it other than the Douglas breakwater at that point they did not want to be involved anymore because they have no way to fund a tug or private entity. He said he has not made arrangements with a contractor to dispose of this vessel.

Mr. Timeon said it comes down to response. If it does break lose, will we be able to get something quick enough to stop it. If the City see this as a big enough risk to go ahead and mitigate it before something happens.

Mr. Eiler asked what DNR's thought is in terms of starting the trespass notice.

Mr. Timeon said we are holding right now. That is something we would move forward with if we had funds to remove and dispose of the vessel. It doesn't make sense to take possession of it if we don't have a plan in place to remove it.

Mr. Seng said there are multiple parties involved that are aware there is a potential for hazard. Is there any kind of liability that could be imposed on the City or State for not addressing an acknowledged potential hazard? Right now no one wants to touch it first and if something does happen is there jeopardy for not doing anything?

Mr. Uchytel said we need to step back and look at the policy. The Coast Guard is responsible for safe navigation on the waterways. He finds it hard to believe they would shirk that duty. There are tugs in town that can handle a 130/ton vessel. No one wants to touch it because if you touch it you own it and have to pay upwards of six figures if not \$200,000.

Mr. Ridgway asked if DNR has explored other ways or ideas of disposing of the Lumberman other than the one quote?

Mr. Timeon said DNR just has the one quote from Channel Construction to remove and dispose of the Lumberman. That would involve towing it to Hoonah. He has also been working with Global Diving and Salvage and he has not heard if they would be able to dispose of the vessel in town.

Mr. Ridgway asked if Mr. Timeon has any experience with reefing a vessel?

Mr. Timeon said we don't allow that on state lands. In order to sink it in federal waters, it ends up being more costly. It requires full EPA guidelines as far as striping the vessel and you have to be at least 12 miles off shore and that is quite the tow from Juneau.

Public Comment-

Dennis Watson, Juneau, AK

He said someone should put a what if plan together. If something happens and there is no plan it is going to be embarrassing when something happens. The City will be pointing their fingers

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at the Harbor Department regardless of who's property it is sitting on. He said what happens if this goes back to the City property and then it is the City's problem. It is important to put a plan together and have guidelines so this doesn't happen again.

#### **Board Discussion/Action**

Mr. Uchytel said since the Lumberman showed up, we have been proactive with establishing an anchoring out regulation to prevent this from happening again. These vessels move around from area to area and the State should be more proactive in dealing with vessels like this.

Mr. Lowell said considering DNR has identified a multitude of liability associated with the vessel and the fact that it is on their land, there should be some plan put in place for them to protect the community from that hazard. He has a tough time hearing that they just don't have money to take care of this hazard. He appreciated Mr. Timeon coming to the Board and asking for help. He encouraged Mr. Timeon to put a plan together in the event an emergency happens so the quickest response can be accomplished.

Mr. Donek said the big problem is that the Lumberman is not on our property and not our jurisdiction. He encouraged the state to start the trespass procedure and to do what needs to happen to be able to seize it. After that process, then we can talk.

Mr. Janes recommended to establish an emergency response plan in the event the vessel breaks free to prevent any damage.

Mr. Eiler recommended to partner with the state to resolve this issue with a plan. He encourage DNR to get the trespass process started for the Lumberman.

Mr. Donek said the Board had just established the anchoring out regulation so we could take action. That was what we were prepared to do when it broke loose and now it is a jurisdictional issue. This needs to be addressed by DNR sooner rather than later.

No Board Action

**6:52 Break**

**7:03 Return**

#### **IX. New Business –**

1. Adoption of Resolution for the Juneau Marine Service Center and application for BUILD Transportation Discretionary Grant.

Mr. Uchytel said this was presented at the last OPS committee for Juneau Marine Services Area BUILD Grant. The reason for the motion was so the Assembly could take action on Monday. Now we have an Assembly Resolution to attach to our Grant Application that is due July 18<sup>th</sup>. In speaking with our lobbyist who evaluated the three grants that were submitted on a previous attempt to receive a grant, this grant has the best opportunity for success. He still plans to apply for the other two BUILD grants but he is not expecting to be successful.

Board Questions - None

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Public Comment-None

Board Discussion/Action

MOTION By MR. SIMPSON: TO ADOPT A RESOLUTION IN SUPPORT OF THE JUNEAU MARINE SERVICE CENTER AND APPLICATION FOR BUILD (BETTER UTILIZING INVESTMENT TO LEVERAGE DEVELOPMENT) TRANSPORTATION DISCRETIONARY GRANT AND ASK UNANIMOUS CONSENT

Motion passed with no objection.

2. Adoption of Resolution for the Auke Bay Non-Motorized Coastal Transportation Link and application for BUILD Transportation Discretionary Grant.

Mr. Eiler recused himself from this topic.

Mr. Uchytel said we will submit an application for this grant but not expecting to be successful.

Board Questions – None

Public Comment – None

Board Discussion/Action

MOTION By MR. SIMPSON: TO ADOPT A RESOLUTION IN SUPPORT OF THE AUKE BAY NON-MOTORIZED COASTAL TRANSPORTATION LINK AND APPLICATION FOR BUILD (BETTER UTILIZING INVESTMENT TO LEVERAGE DEVELOPMENT) TRANSPORTATION DISCRETIONARY GRANT AND ASK UNANIMOUS CONSENT SUBJECT TO MR. EILER'S ABSTENTION.

Motion passed with no objection

3. Adoption of Resolution for Aurora Harbor Phase III ADOT Harbor Grant.

Mr. Uchytel said again staff will submit an application for this grant but we still need to obtain a waiver from DOT to apply because it is incumbered with phase II. We had money left over so we decided to add the zinc anodes for phase I and II so this is not closed out. The waiver is needed because you can't apply for a Harbor grant if a project has not been closed out yet. This application is due August 1<sup>st</sup>.

Board Questions - None

Public Comment-None

Board Discussion/Action

MOTION By MR. SIMPSON: TO ADOPT A RESOLUTION FOR THE THIRD PHASE OF AURORA HARBOR REBUILD PROJECT AND FINANCIAL COMMITMENT OF \$2,000,000 TO APPLY FOR AN ADOT HARBOR GRANT AND ASK UNANIMOUS CONSENT

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Motion passed with no objection.

X. Items for Information/Discussion

1. ~~Potential Reuse/Donation to Rotary of ADA Ramp~~

2. New Board Year Planning

Mr. Uchytel said this is an opportunity for the Board members to begin the discussion on how the Board wants to be organized with the new Board year and decide what committees you want. He also asked the Board what the best way to communicate for quorum purposes was.

Board Discussion/Public Comment –

Mr. Simpson thanked the out going members for all their work and welcomed the new members in the audience. Board organization should be determined with the new members and so that should be discussed at the next OPS/Planning meeting.

Mr. Eiler recommended for Board members to think about what role if any of the Finance Committee.

Mr. Simpson asked if it would make sense to have the Finance Committee as an adhoc Committee.

Mr. Eiler asked when the budget timeline is?

Mr. Uchytel said it starts in January and goes before the Assembly in April.

Mr. Eiler recommended to do a review of the Board Bylaws and Title 85.

XI. Committee and Member Reports

1. Operations/Planning Committee Meeting-Wednesday June 20th, 2018 –

Mr. Simpson reported the Committee;

- Allocated funds for the Visitors Kiosk.
- Looked at the appraisal for the Auke Bay Boat Yard for establishing a fair market value for the rental which was accepted for \$36,000 annually.
- Looked at Archipelago and waterfront issues to move those forward
- Urban Design Plan
- \$3.3M transfer that was discussed at this meeting
- Resolution to support the Fisheries Terminal

2. Member Reports –

Mr. Seng said he sent a letter to the Assembly, Mr. Uchytel, and the Board Chair Donek. He said he will be unable to fill his entire term on the Board because he is relocating to Helena, Montana for a new job. He will work until the end of July.

3. Assembly Lands Committee Liaison Report-

Mr. Eiler said they have been looking comprehensively at a variety of issues they have had. They have an easement land exchange and looking at land conveyance at Indian Point.

4. Auke Bay Steering Committee Liaison Report- No Report

XI. Port Engineer's Report –

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Mr. Gillette said his report was in the packet. Highlights of his report;

- Statter Harbor Master Plan Phase III, we have now received the 95% design for phase III(a) which is the blasting, dredging, and retaining wall portion. Staff is reviewing this and will be meeting with PND the 2<sup>nd</sup> week in July to go over our comments. PND will then produce the final contract documents. The idea is to get this out to bid as soon as we receive our permits. Phase III(b&c), the contracts have been extended to start working on this, (b) is the design of the floats and (c) is the uplands and restrooms.
- Harris Harbor restroom and showers are complete and being used.
- DNR land survey for ATS1700 is complete. This is the area that was conveyed for the Statter Harbor Launch Ramp.
- Taku Harbor repairs are complete and looks great.

#### **XII. Harbormaster's Report –**

Mr. Borg reported;

- Harris bathrooms are open and all are happy.
- Gillnet fleet is in town and seiners coming in also. It is going to be really busy in the harbors for the next couple of months.
- Staff is supporting JPD for fireworks/Lou McCall and manpower
- Both pontoons will be open on July 3<sup>rd</sup> for fireworks so we will have staff working late.

Mr. Janes asked when the new float at the Marine Station was going to be open?

Mr. Borg said after August 15<sup>th</sup>.

#### **XIII. Port Director's Report**

Mr. Uchytil asked if at the next OPS Committee meeting was going to be the election for leadership?

Mr. Simpson said it can be discussed at the next OPS Committee meeting.

Mr. Uchytil showed a Lucity tracking sheet on work orders. Keeping track of staff time and efforts.

Mr. Uchytil thanked Mr. Seng and Mr. Donek for their times on the Board.

#### **XIV. Assembly Liaison Report –**

Mr. Edwardson thanked the outgoing Board Members. On the 11<sup>th</sup> of this month, the Assembly held interviews for Board members and they chose Jim Becker, Dan Blanchard, and Dave McCasland. He provided a review of things accomplished by the outgoing members;

- Statter Harbor Rehab
- Aurora Harbor
- Douglas Dredging
- Regulations package on general allowed usage
- Urban Design plan (ongoing project)

He said he understands the difficulties and complexities of dealing with maritime, harbor, enforcement, cruise ship, and land issues all at the same time and the difficult points where they

## **CBJ DOCKS AND HARBORS BOARD**

### **REGULAR MEETING MINUTES**

**For Thursday, June 28th, 2018**

intersect. He appreciates the Board members work and the Assembly appreciates the work and thanked the members for their service.

#### **XV. Board Administrative Matters**

- a. Ops/Planning Committee Meeting – Wednesday July 18th, 2018 at 5:00pm
- b. Board Meeting – Thursday, July 26th, 2018 at 5:00pm

XVI. Adjournment – The regular Board Meeting adjourned at 7:35 pm.